



RELIGIOUS FACILITY FOR SALE

300 NORTH GLENDORA AVE., GLENDORA, CA

±20,718 RELIGIOUS FACILITY SF

±0.62 ACREAGE PARCEL

±400 SANCTUARY SEATS

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Mathews**

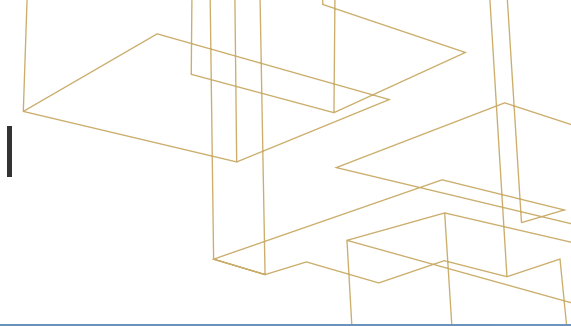
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±20,718 SF Religious Facility on ±0.62 AC Parcel

300 NORTH GLENDORA AVENUE, GLENDORA, CA 91741



PROPERTY FEATURES

±20,718 square foot Religious Facility

±0.62 acre site (2 parcels)

Located in Glendora Village

Easily accessible to I-210

Zoning R2 - medium to high density residential

Route 66 Specific Plan overlay

Sanctuary seating for ±400

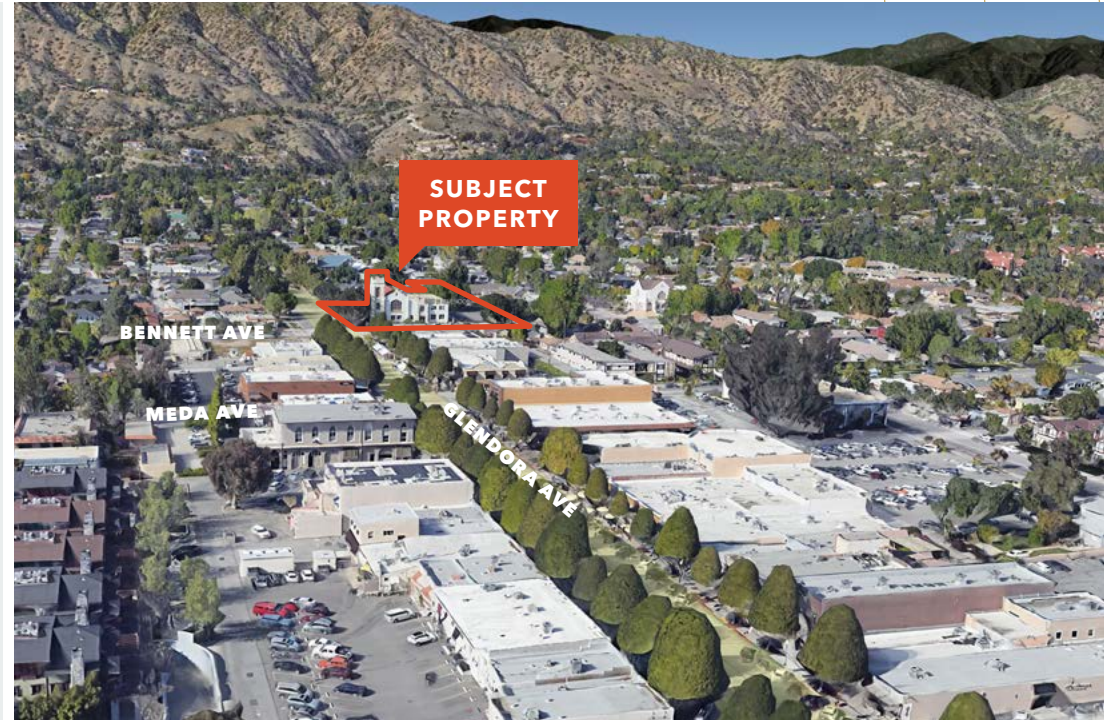
Kitchen, fellowship hall, classrooms, and offices

±30 Parking Spaces

APN: 8637-030-021 & 027

Owner may consider providing time for project approval

SALE PRICE NEGOTIABLE



OPPORTUNITY

Seller is interested in entertaining proposals to maximize the valuation of the site.

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Zone R-2 Defined

INTENT AND PURPOSE

The purpose of the multiple-family residential zone is to provide for the development of multiple-family residences and compatible uses in a manner that harmonizes with the residential character of the city. This designation is intended for medium to high density residential development.

STANDARDS OF DEVELOPMENT

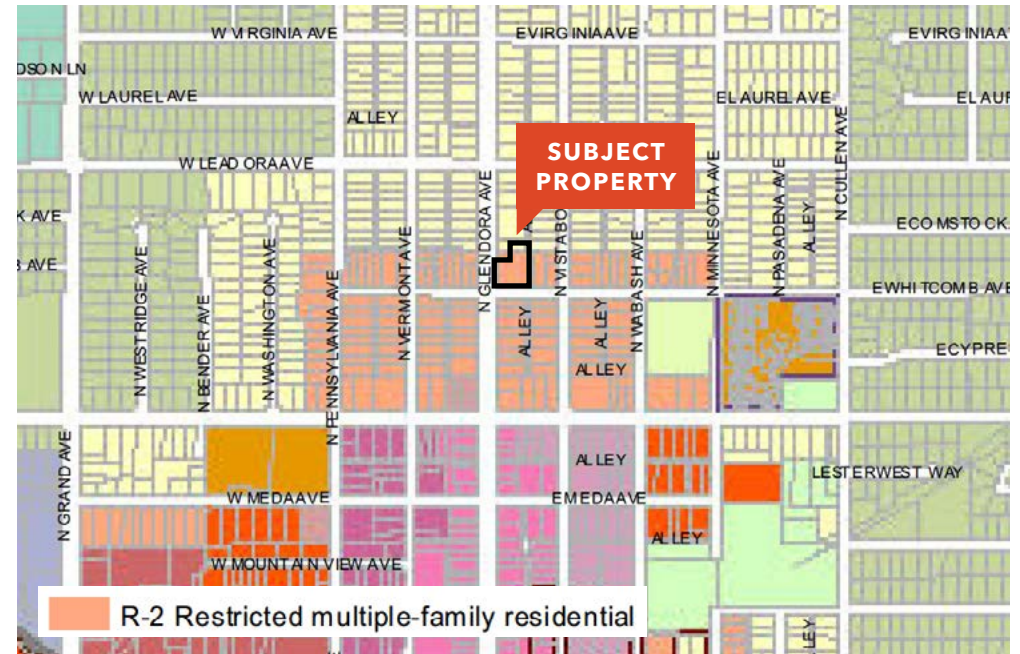
Lot area—each lot or parcel of land in the R-2 Zone shall have a minimum lot area of not less than 3,000 square feet net.

PERMITTED COMMERCIAL USES

(all requiring a Conditional Use Permit), Boarding houses, Residential Care facilities.

PERMITTED PUBLIC AND INSTITUTIONAL USES

Churches, Educational schools, and Lodge halls.



ZONE R-2 DEFINED

LAND SIZE: .62 AC/27,208 SF

IMPROVEMENTS: 20,718 SF

TOPOGRAPHY: Flat

USE: Religious, School, Residential

PARCEL NUMBERS: 8637-030-021 & 8637-030-027

ZONE(S): R-2 Multiple Family Residential, Glendora. This zone provides for 14 dwelling units per acre, exclusive of any required subsidized housing units.

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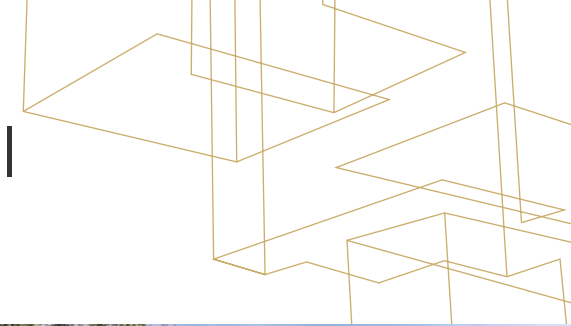
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POPULATION

	1 Mile		3 Miles		5 Miles	
Estimated Population	27,961		135,841		419,450	
2028 Projected Population	27,553		136,899		420,282	
2020 Census Population	28,735		138,431		428,535	
2010 Census Population	28,208		137,027		425,135	
Projected Annual Growth (2023 - 2028)	-408	1.2%	5,787	1.1%	11,576	1.0%
Historical Annual Growth (2020 - 2023)	-774	-	-2,590	-0.6%	-9,085	-0.7%
Median Age	35.8		37.5		38.2	

HOUSEHOLDS

	1 Mile		3 Miles		5 Miles	
Estimated Households	10,097		42,093		125,657	
2028 Projected Households	10,105		42,995		127,826	
2020 Census Households	10,251		42,363		126,797	
2010 Census Households	10,032		41,167		121,704	
Projected Annual Growth (2023 - 2028)	8	-	901	0.4%	2,169	0.3%
Historical Annual Change (2010 - 2023)	65	-	926	0.2%	3,953	0.2%

BUSINESS (2022 ESTIMATE)

	1 Mile	3 Miles	5 Miles
Total Businesses	1,347	5,303	15,050
Total Employees	8,782	50,089	149,184
Employees Per Business	6.5 to 1	9.4 to 1	9.9 to 1
Residential Population Per Business	20.8 to 1	25.6 to 1	27.9 to 1

INCOME (2022 ESTIMATE)

	1 Mile	3 Miles	5 Miles
Average Household Income	\$90,003	\$118,105	\$123,137
Median Household Income	\$69,261	\$90,453	\$94,304
Per Capita Income	\$32,712	\$36,751	\$37,011

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	34.4%	32.3%	29.7%
Black or African American	2.5%	2.3%	2.4%
American Indian or Alaska Native	2.2%	2.3%	2.0%
Asian	6.6%	7.1%	11.5%
Hawaiian or Pacific Islander	0.2%	0.2%	0.2%
Other Race	34.0%	33.2%	32.4%

EDUCATION AGE 25+ (2022 ESTIMATE)

	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8	6.6%	8.9%	10.8%
Some High School Grade 9-11	6.8%	7.5%	8.0%
High School Graduate	25.2%	25.2%	25.5%
Some College	21.1%	20.8%	20.6%
Associates Degree Only	9.9%	8.7%	7.8%
Bachelors Degree Only	15.5%	15.9%	16.2%
Graduate Degree	8.7%	8.7%	8.4%

DATA SOURCE: SITES USA

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Bid Process/Suggested Terms

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered on an all cash closing.



THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

PRICE

- a. Stipulate total price
- b. Evidence of funds

OFFER STRUCTURE

- a. Investor or User

PROPOSED USE OF SITE

- a. List proposed use

DEPOSITS

- a. A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
- b. Indicate timing and amounts of additional deposits

CONTINGENCIES/CONDITIONS TO CLOSING

- a. Indicate all buyer contingencies and length of contingency period
- b. Specify all conditions necessary to trigger closing
- c. If offering on an entitled basis, provide a projected entitlement timeline with major requirements

ESCROW CLOSING DATE

- a. Specify for all scenarios

TITLE AND ESCROW

- a. First American Title Insurance Company

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**SUBJECT
PROPERTY**

FOR SALE

For more information contact

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